



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	HM/A-22:159	SUBJECT PROPERTY:	974 CONCESSION ST HAMILTON
ZONE:	“B” (Suburban, Agriculture and Residential, etc.)	ZONING BY-LAW:	Zoning By-law 6593, as Amended

APPLICANTS: Agent Christine Brown
Owner George Mayo & Christine Wood

The following variances are requested:

1. A minimum westerly side yard of 0.7 metres shall be permitted, instead of the minimum 3.0 metres side yard required.
2. A three (3) storey building shall be permitted, instead of the requirement that no building shall exceed two and a half (2.5) storeys.

PURPOSE & EFFECT: To facilitate a two-storey 441 square metre addition to the existing single family dwelling.

Notes:

1. Please note that as per Section 8(2), in a “B” District no building shall exceed two and a half storeys. From the materials provided, insufficient information was provided to establish if the proposed building addition is to be two and a half storey’s (2.5) or three storey’s (3) in height. Therefore, the Variance No. 2 as it relates to Section 8(2) and the height of the proposed addition, has been written as requested by the applicant, and as per the email correspondence provided by the applicant on May 11, 2022.
2. Please note that the projection of eaves/gutters for the proposed building addition was not indicated on the plans provided. As per Section 18(3)(vi)(b), eaves/gutters may project into a required side yard not more than one-half of its width, or 1.0 metres, whichever is the lesser.

Therefore, should Variance No. 1 be approved, the eaves/gutters would be permitted to project 0.35 metres into the newly established westerly side yard.

3. The proposed development is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Thursday, June 9, 2022
TIME:	2:25 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Email Committee of Adjustment staff at cofa@hamilton.ca
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.



 Subject Lands

DATED: May 24, 2022

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via phone or video, and if applicable the phone number they will be using to call in. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2	NAME	MAILING ADDRESS
Registered Owners(s)	Raymond George Mayo, Christine Ann Wood	
Applicant(s)*		
Agent or Solicitor	Christine Brown	

Note: Unless otherwise requested all communications will be sent to the agent, if any.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:

reduced sideyard setback of 0.71m where minimum required is 3.0m

Second Dwelling Unit Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?

The existing dwelling sideyard setback is currently at 0.71m and we would like to put an addition on top of the current legal non-conforming situation.

6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):

974 Concession Street

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

8.1 If Industrial or Commercial, specify use _____

8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes No Unknown

8.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes No Unknown

8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes No Unknown

8.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes No Unknown

8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes No Unknown

8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes No Unknown

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes No Unknown

8.11 What information did you use to determine the answers to 8.1 to 8.10 above?

The answers are probably 'NO' as the neighbourhood has existed as single family residential for approximately 77 years.

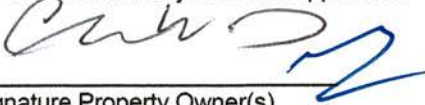
8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes No

9. ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

April 22 2022
Date


Signature Property Owner(s)
Christine Wood
George Mayo
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 21.6m
Depth 91.4m
Area 2535.6s.m.
Width of street 10.0m

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: _

ground floor area: 134.8s.m.
gross floor area: 391.0s.m.
stories: 2
width: 13.4m length: 17.5m height: 6.52m

Proposed

ground floor area: no change
gross floor area: 440.1s.m.
stories: 2.5
width: no change length: no change height: 7.23m

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing:

front yard: 37.29m
rear yard: 36.69m
R side yard: 0.71m
L side yard: 7.53m

Proposed:

front yard: no change
rear yard: no change
R side yard: no change
L side yard: no change

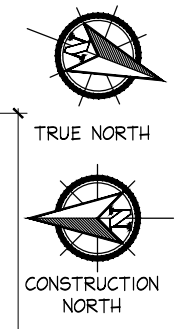
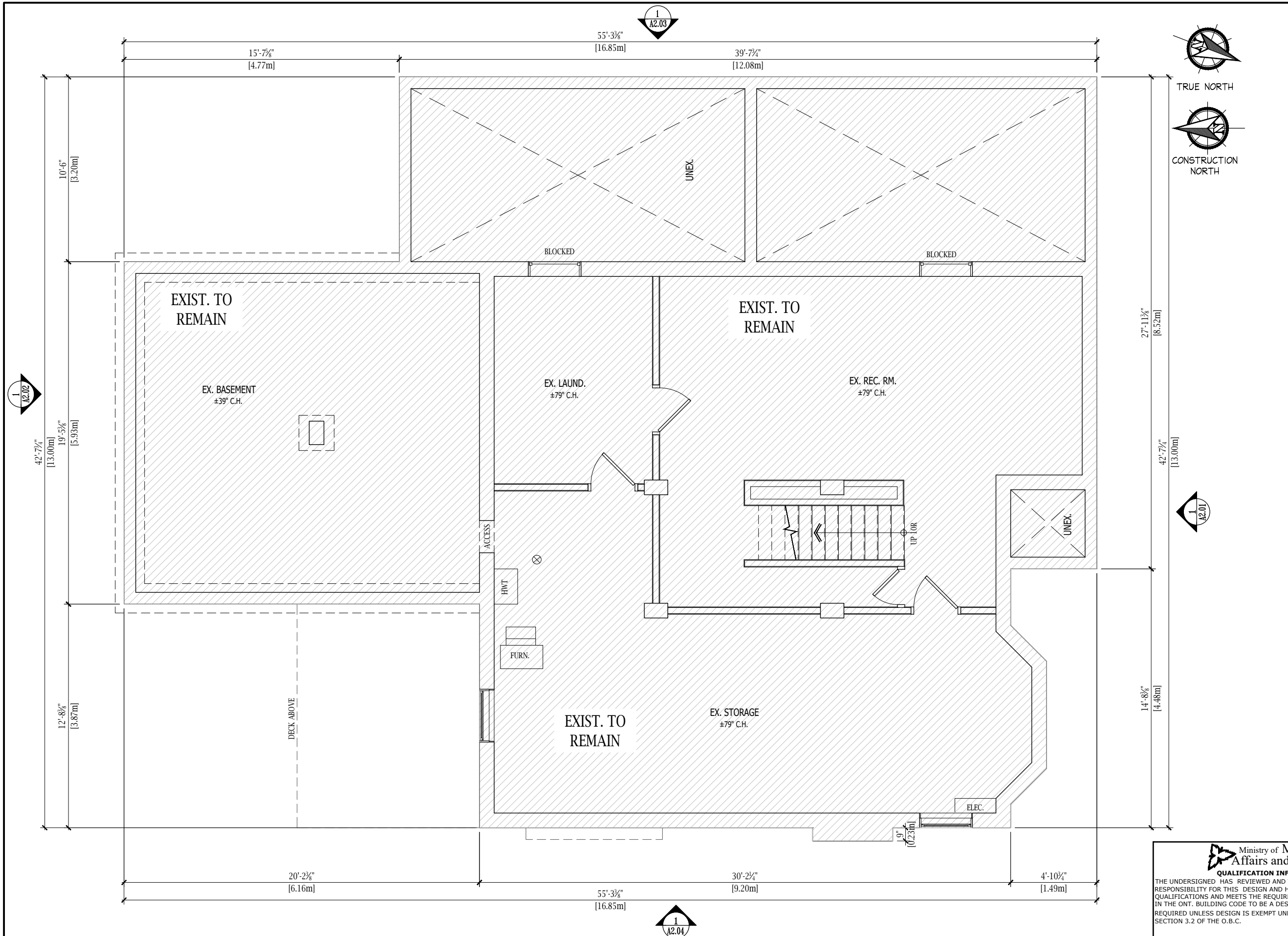
13. Date of acquisition of subject lands:
2016
14. Date of construction of all buildings and structures on subject lands:
1945
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
single family residential
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
single family residential
17. Length of time the existing uses of the subject property have continued:

18. Municipal services available: (check the appropriate space or spaces)
Water Y _____ Connected Y _____
Sanitary Sewer Y _____ Connected Y _____
Storm Sewers Y _____
19. Present Official Plan/Secondary Plan provisions applying to the land:

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Former Hamilton 6593 Zone B
21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)
 Yes No
- If yes, please provide the file number:

- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
 Yes No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
 Yes No
23. Additional Information (please include separate sheet if needed)

24. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

2	03.26.22	ISSUED FOR COA
1	01.23.22	ISSUED FOR PRELIM. DESIGNS
REF.	DATE	DESCRIPTION:



RESIDENTIAL
DESIGN AND
DRAFTING SERVICES




CHRISTINE BROWN
Architectural Technologist
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444 UPPER GAGE AVE.
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT:
MAYO RESIDENCE

ADDRESS: 974 CONCESSION STREET
CITY: HAMILTON, ONTARIO, L8T 1A1

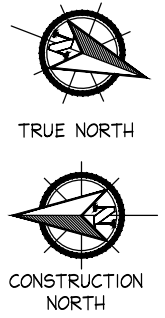
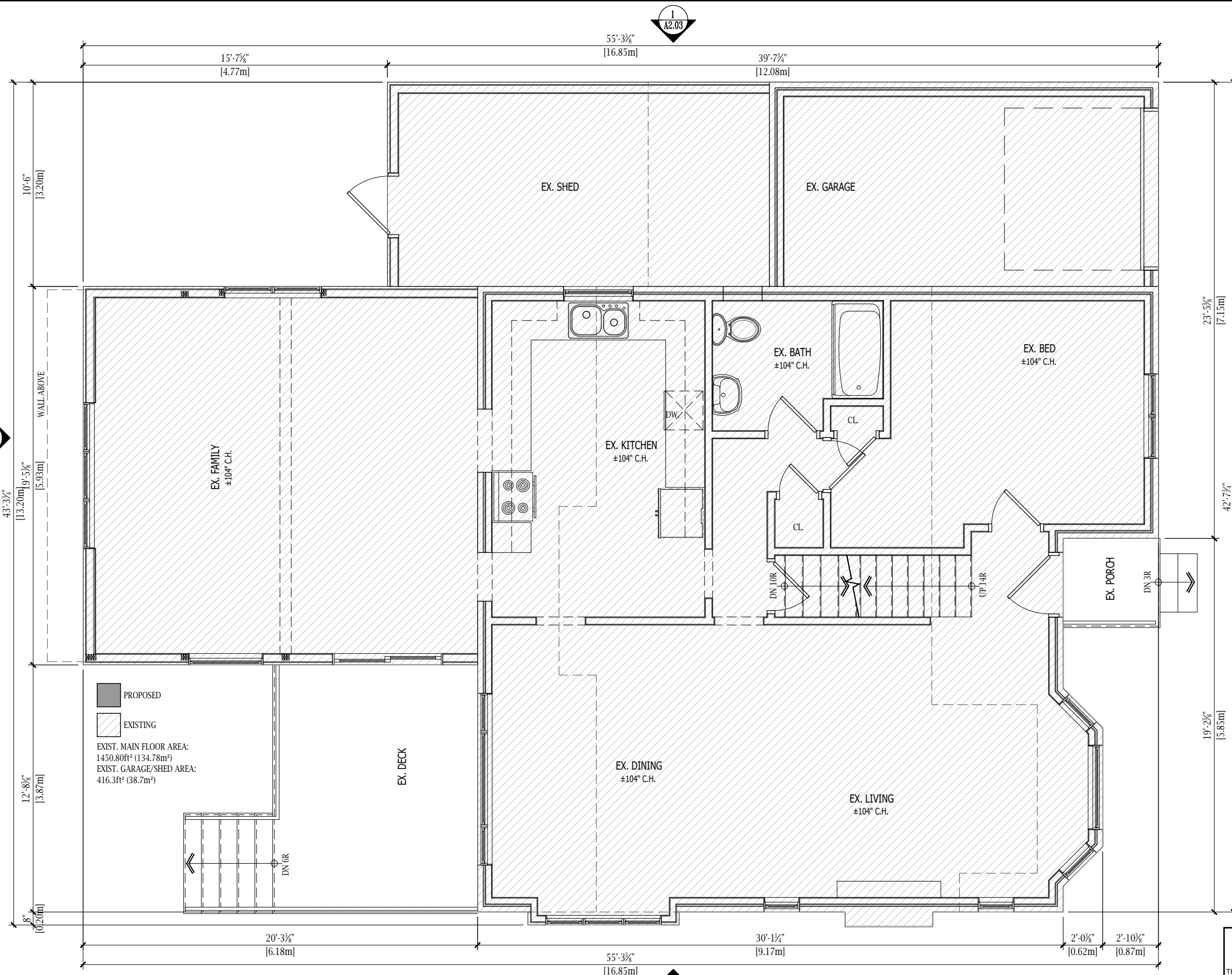
DRAWING TITLE:
EXISTING BASEMENT PLAN

 Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER.
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

BCIN 37240
DRAWN: CB
DATE: Mar. 26, 22
JOB NO.:
CHRISTINE BROWN

SCALE:
AS NOTED
SHEET:
A1.01 1 of 11

1 EXISTING BASEMENT PLAN
A1.01 3/16" = 1'-0"



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2	03.26.22	ISSUED FOR COA
1	01.23.22	ISSUED FOR PRELIM. DESIGNS
REF.	DATE:	DESCRIPTION:

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ADDRESS: 974 CONCESSION STREET
 CITY: HAMILTON, ONTARIO, L8T 1A1

DRAWING TITLE:
EXIST. MAIN FLOOR PLAN

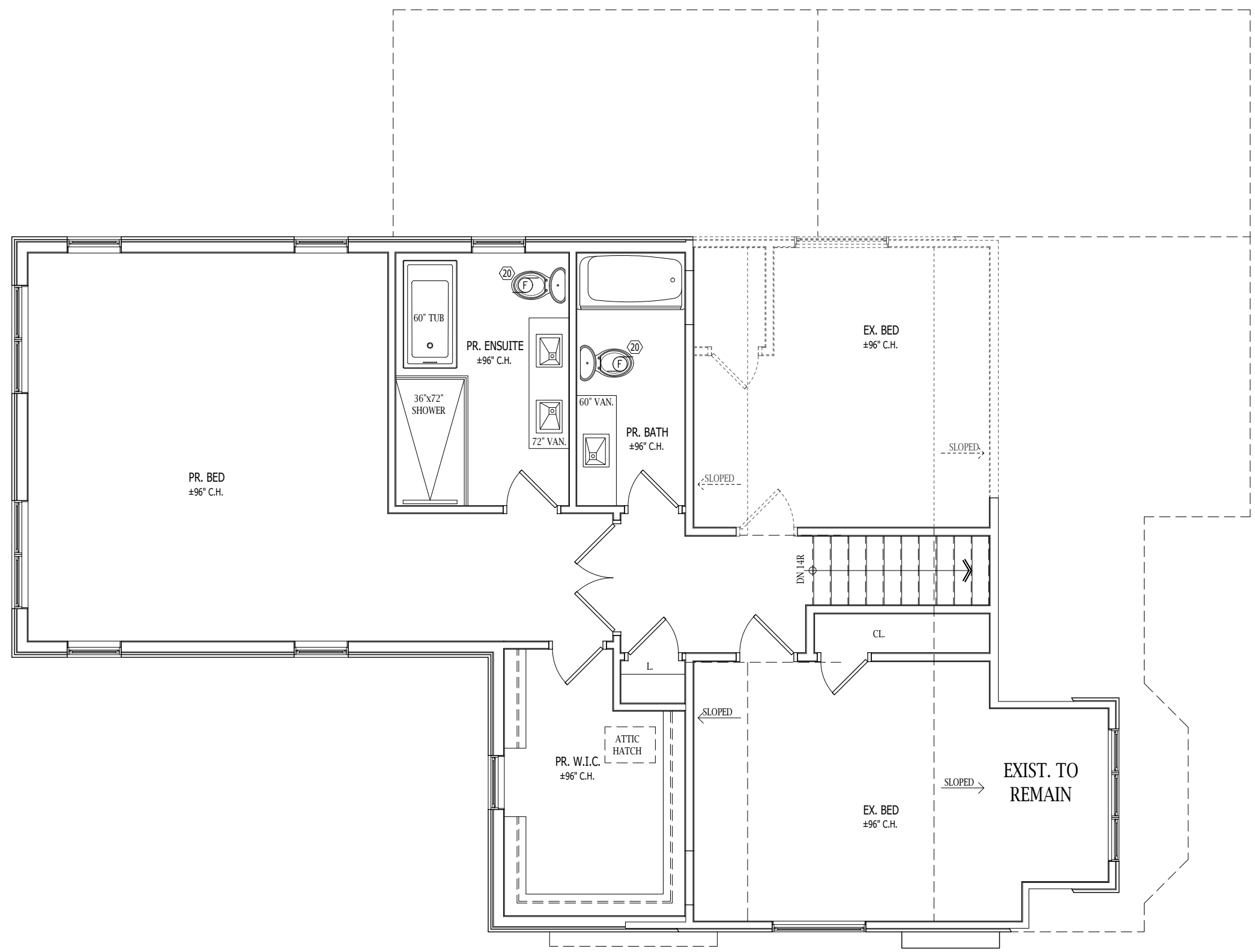
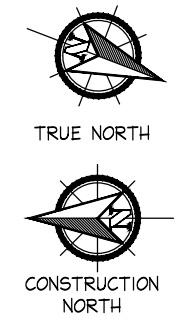
CHRISTINE BROWN
 BCIN 37240

MY HOUSE DESIGNS
 BCIN 113120

DRAWN: CB
 DATE: Mar. 26, 22
 JOB NO.: 20-058

SCALE: AS NOTED
 SHEET: A1.02

1 EXISTING MAIN FLOOR PLAN
 A1.02 3/16" = 1'-0"



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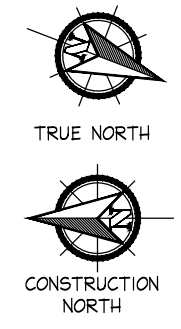
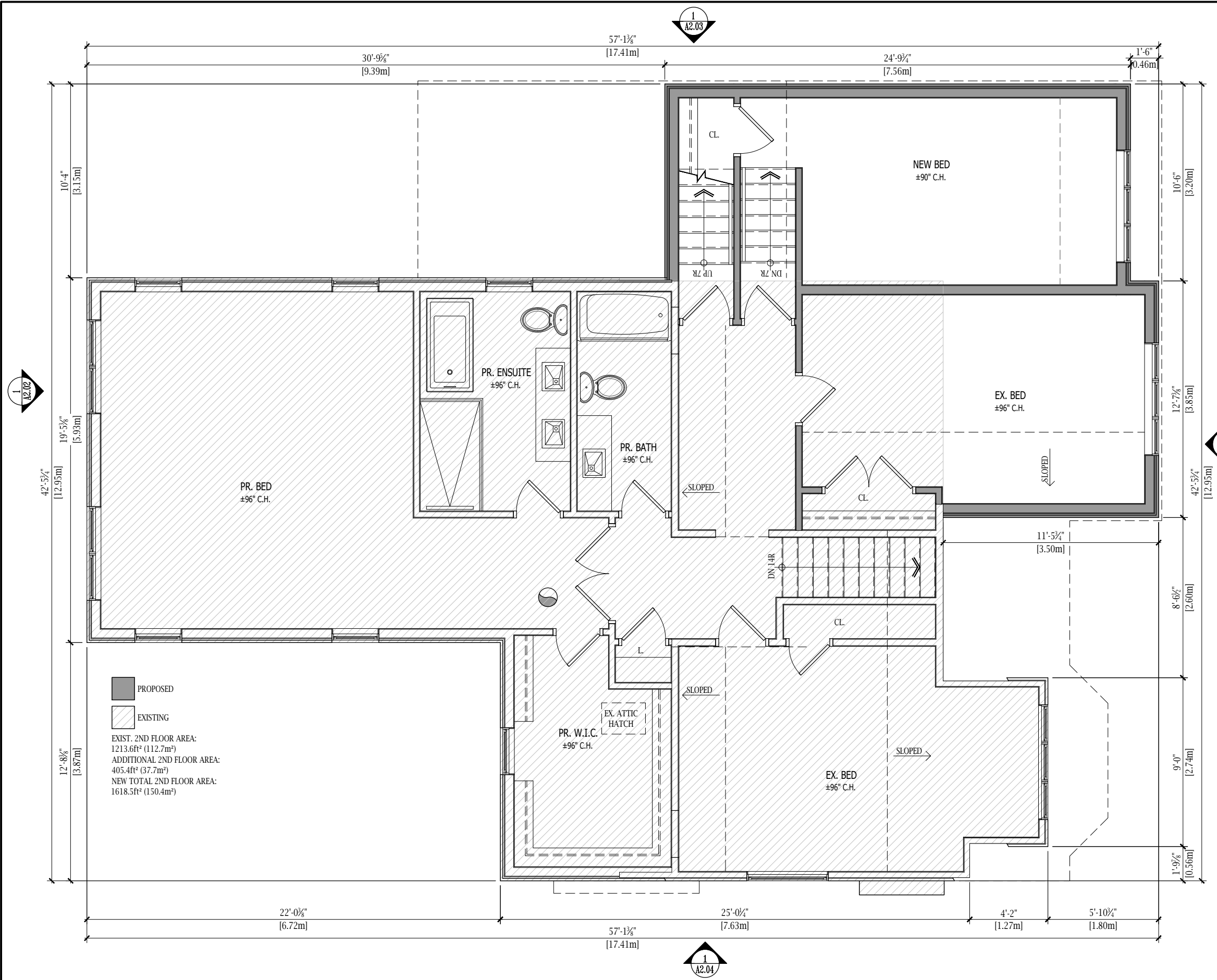
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ADDRESS: 974 CONCESSION STREET
CITY: HAMILTON, ONTARIO, L8T 1A1
DRAWING TITLE:
EXIST./DEMO. 2ND FLOOR PLAN

BCIN 37240
DRAWN: CB
DATE: Mar. 26, 22
JOB NO.:
MY HOUSE DESIGNS 113120

SCALE: AS NOTED
SHEET:
A1.03 3 of 11

1 EXIST./DEMO. 2ND FLOOR PLAN
A1.03 3/16" = 1'-0"



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PROPOSED
EXISTING

EXIST. 2ND FLOOR AREA:
1213.6ft² (112.7m²)
ADDITIONAL 2ND FLOOR AREA:
405.4ft² (37.7m²)
NEW TOTAL 2ND FLOOR AREA:
1618.5ft² (150.4m²)

2	03.26.22	ISSUED FOR COA
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REF.	DATE:	DESCRIPTION:

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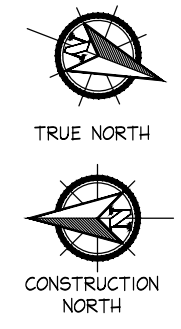
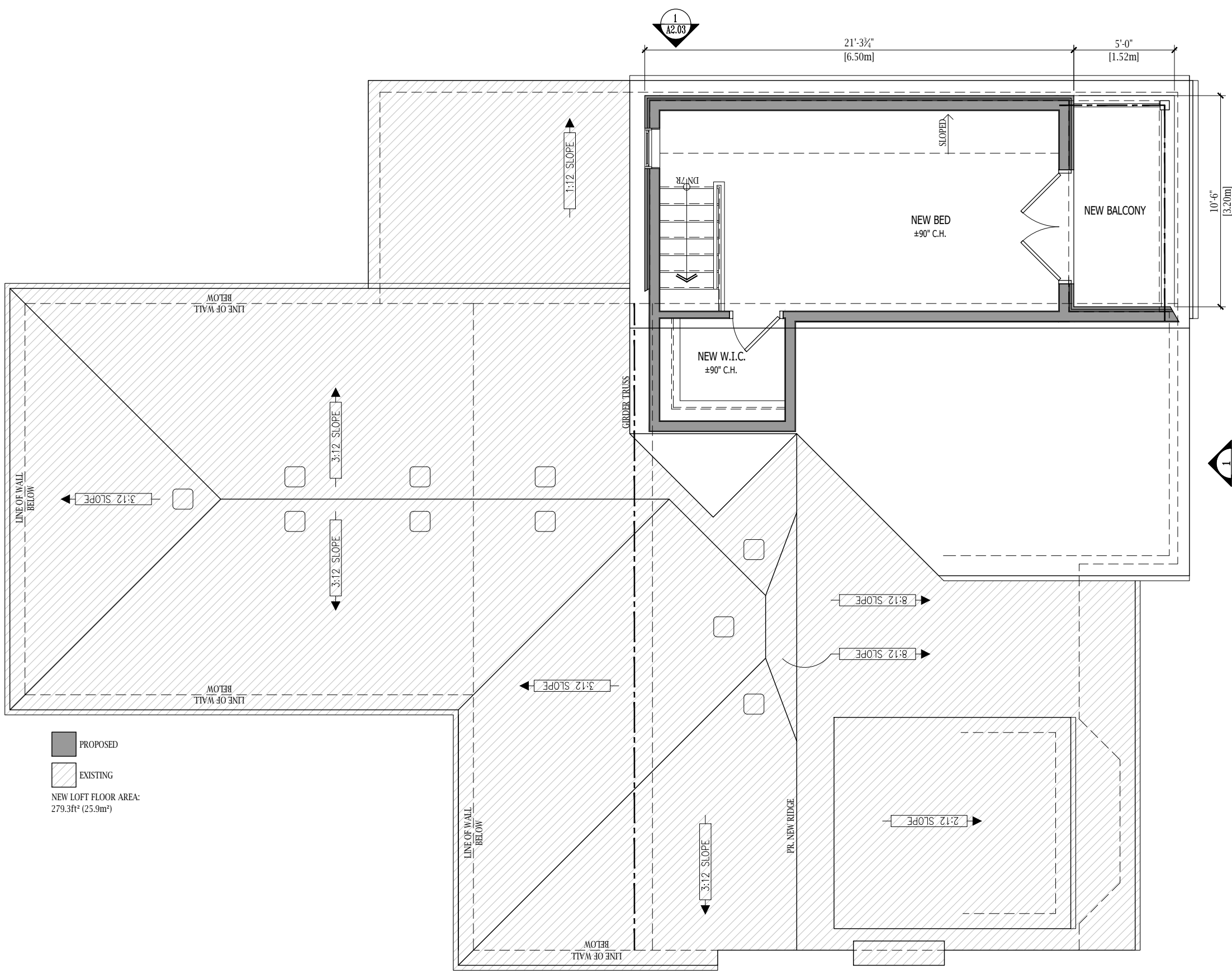
Ministry of Municipal Affairs and Housing
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ADDRESS: 974 CONCESSION STREET
CITY: HAMILTON, ONTARIO, L8T 1A1
DRAWING TITLE:
PROP. 2ND FLOOR PLAN

1 PROPOSED 2ND FLOOR PLAN
A1.05 3/16" = 1'-0"

CHRISTINE BROWN
DATE: Mar. 26, 22
JOB NO.:
BCIN 37240
MY HOUSE DESIGNS 113120

SCALE:
AS NOTED
SHEET:
A1.05 of 11



PROPOSED
 EXISTING
 NEW LOFT FLOOR AREA:
 279.3ft² (25.9m²)

1 PROP. LOFT PLAN
 A1.06 3/16" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

2	03.26.22	ISSUED FOR COA
1	01.23.22	ISSUED FOR PRELIM. DESIGNS
REF.	DATE:	DESCRIPTION:

RESIDENTIAL DESIGN AND DRAFTING SERVICES

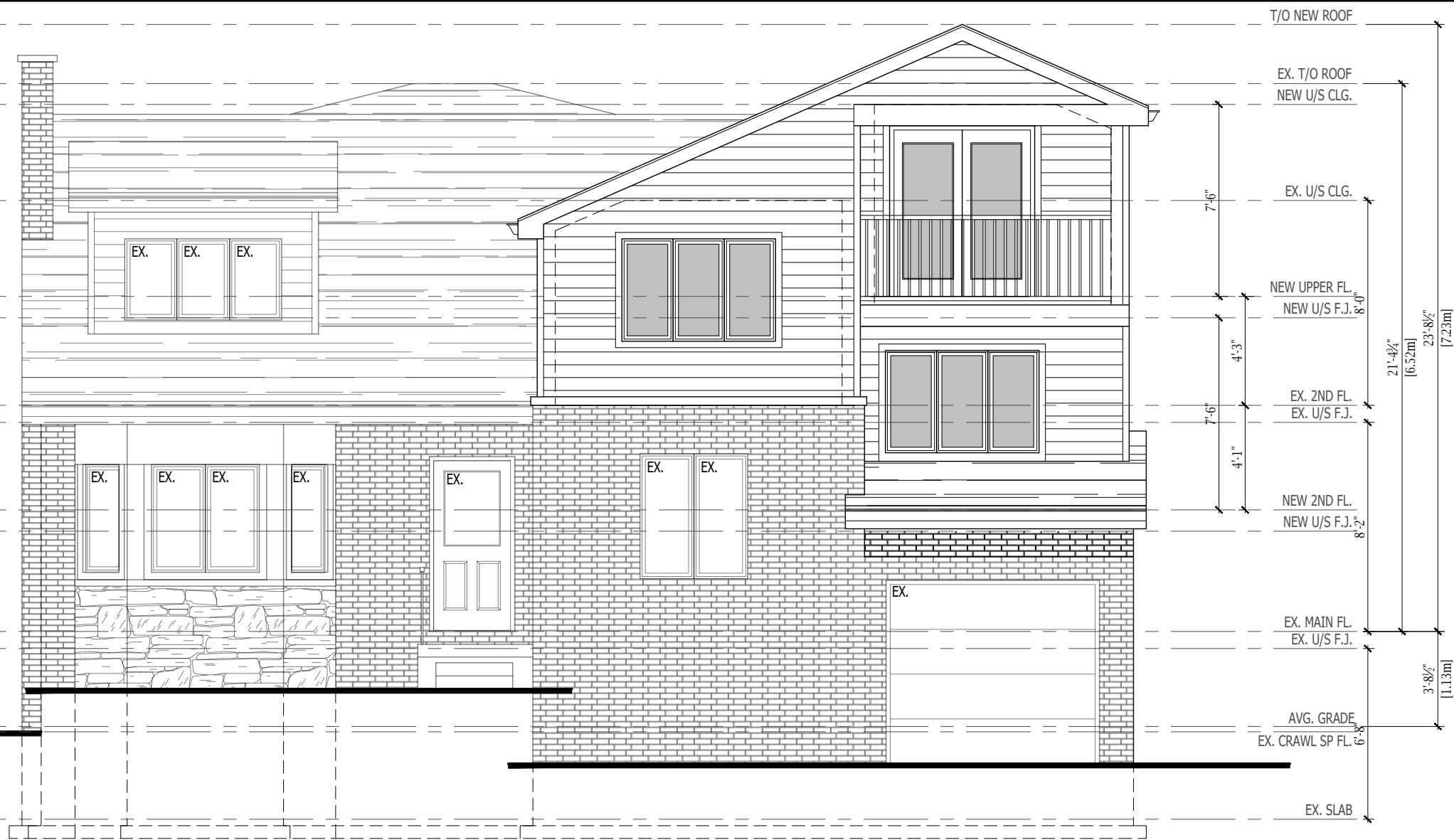
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CLIENT:
MAYO RESIDENCE

ADDRESS: 974 CONCESSION STREET
 CITY: HAMILTON, ONTARIO, L8T 1A1
 DRAWING TITLE:
PROP. LOFT PLAN

Ministry of Municipal Affairs and Housing
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DRAWN: CB DATE: Mar. 26, 22 JOB NO.: MY HOUSE DESIGNS	BCIN 37240 BCIN 113120	SCALE: AS NOTED SHEET: A1.06
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1 PROP. FRONT ELEVATION
A2.01 3/16" = 1'-0"




2 EXIST. FRONT ELEVATION
A2.01 3/16" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

2	03.26.22	ISSUED FOR COA
1	01.23.22	ISSUED FOR PRELIM. DESIGNS
REF.	DATE:	DESCRIPTION:



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ADDRESS: 974 CONCESSION STREET
CITY: HAMILTON, ONTARIO, L8T 1A1

DRAWING TITLE:
FRONT ELEVATION

Ministry of Municipal
Affairs and Housing
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SECTION 3.2 OF THE O.B.C.

BCIN
CHRISTINE BROWN 37240

BCIN
MY HOUSE DESIGNS 113120

DRAWN: CB
DATE: Mar. 26, 22

JOB NO.: 20-058

SCALE:
AS NOTED

SHEET: A2.01

6 of 11




1 PROP. REAR ELEVATION
A2.02 3/16" = 1'-0"




2 EXIST. REAR ELEVATION
A2.02 3/16" = 1'-0"

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2	03.26.22	ISSUED FOR COA
1	01.23.22	ISSUED FOR PRELIM. DESIGNS
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CLIENT:
MAYO RESIDENCE

ADDRESS: 974 CONCESSION STREET
CITY: HAMILTON, ONTARIO, L8T 1A1
DRAWING TITLE:
FRONT ELEVATION

 Ministry of Municipal Affairs and Housing
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BCIN 37240
CHRISTINE BROWN

BCIN 113120
MY HOUSE DESIGNS

DRAWN: CB
DATE: Mar. 26, 22

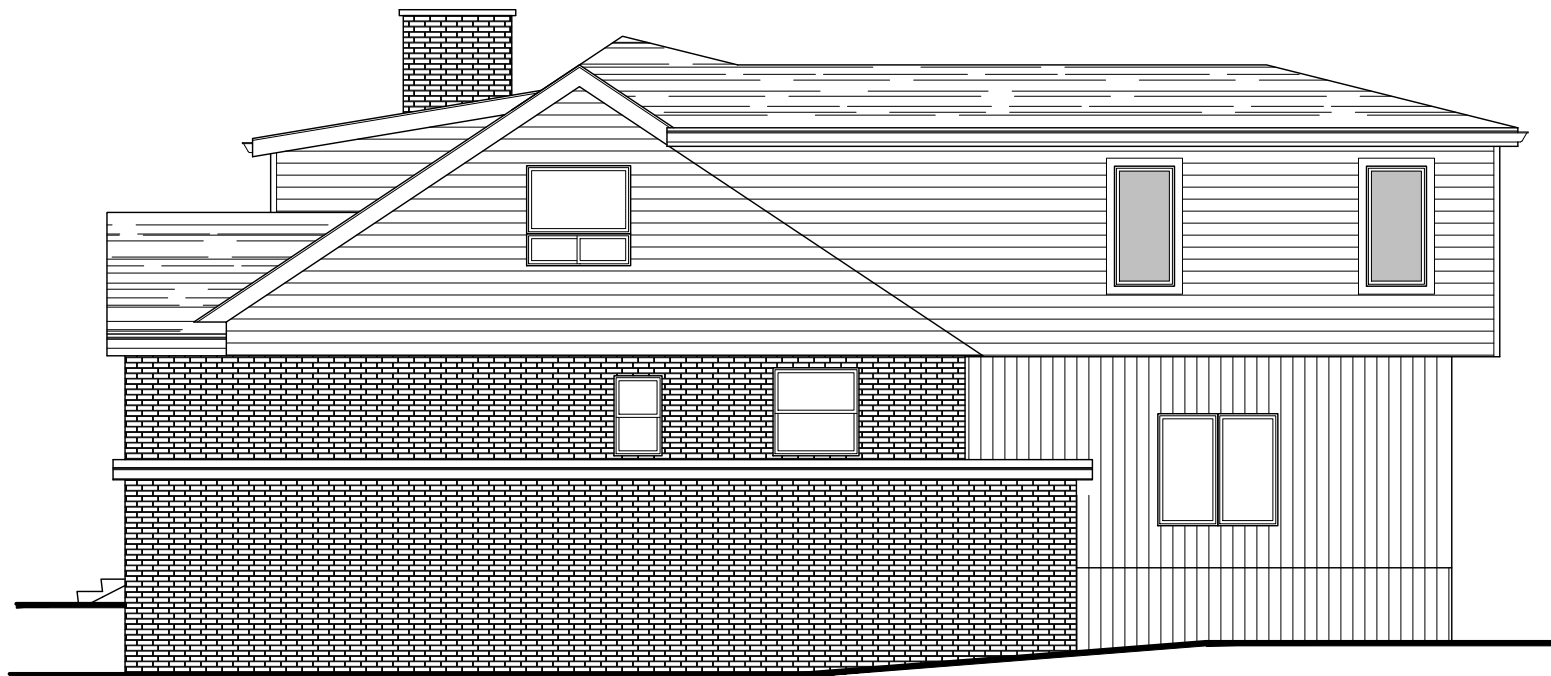
JOB NO.: 20-058

SCALE: AS NOTED
SHEET: A2.02

7 of 11




1 PROP. RIGHT SIDE ELEVATION
A2.03 3/16" = 1'-0"




2 EXIST. RIGHT SIDE ELEVATION
A2.03 3/16" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

2	03.26.22	ISSUED FOR COA
1	01.23.22	ISSUED FOR PRELIM. DESIGNS
REF.	DATE:	DESCRIPTION:



RESIDENTIAL
DESIGN AND
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CLIENT:
MAYO RESIDENCE

ADDRESS: 974 CONCESSION STREET
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DRAWING TITLE:
RIGHT SIDE ELEVATION

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BCIN 37240
CHRISTINE BROWN

BCIN 113120
MY HOUSE DESIGNS

DRAWN: CB
DATE: Mar. 26, 22

JOB NO.: 20-058

SCALE: AS NOTED

SHEET: A2.03




1 PROP. LEFT SIDE ELEVATION
A2.04 3/16" = 1'-0"




2 EXIST. LEFT SIDE ELEVATION
A2.04 3/16" = 1'-0"

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2	03.26.22	ISSUED FOR COA
1	01.23.22	ISSUED FOR PRELIM. DESIGNS
REF.	DATE:	DESCRIPTION:




RESIDENTIAL
DESIGN AND
DRAFTING SERVICES



CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 UPPER GAGE AVE.
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT:
MAYO RESIDENCE

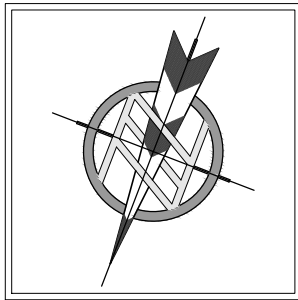
ADDRESS: 974 CONCESSION STREET
CITY: HAMILTON, ONTARIO, L8T 1A1
DRAWING TITLE:
LEFT SIDE ELEVATION

 Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER.
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN BCIN 37240

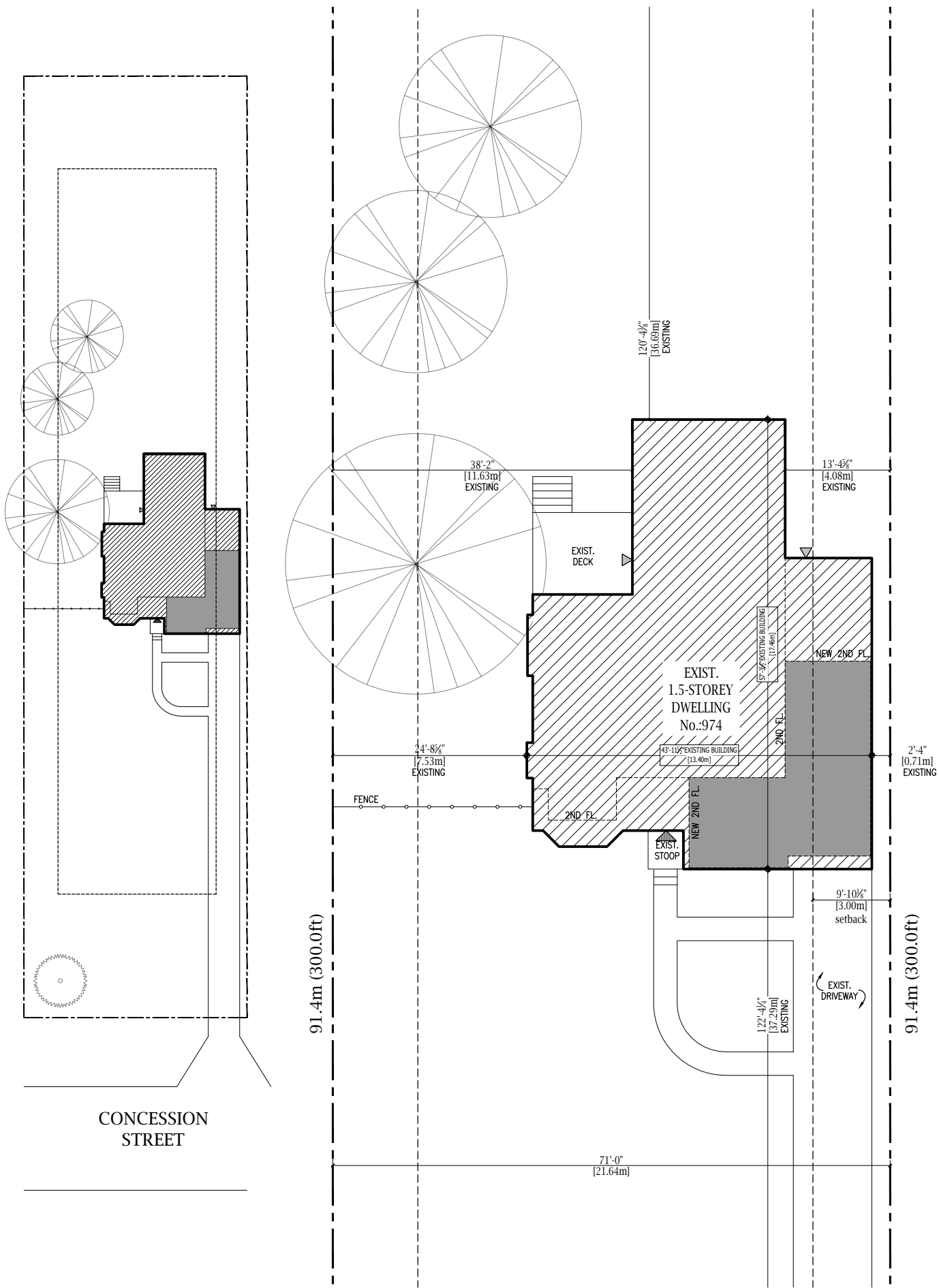
MY HOUSE DESIGNS BCIN 113120

DRAWN: CB	SCALE: AS NOTED
DATE: Mar. 26, 22	SHEET: A2.04
JOB NO.: 20-058	9 of 11



SITE PLAN LEGEND:

---	PROPERTY LINE
- - -	BUILDING ENVELOPE
---	EXISTING TO BE REMOVED
---	PROPOSED SOLID HOARDING
---	PROPOSED FRAMED HOARDING
---	NEW WATER LINE
---	NEW SANITARY LINE
---	NEW NATURAL GAS LINE
---	NEW BURIED HYDRO VAULT
---	NEW SUMP LINE TO GRADE
---	CONSTRUCTION ACCESS
80.00	EXISTING GRADE
100.00	PROPOSED FINISHED GRADE
▽	MAIN ENTRY, FRONT DOOR
▽	SECONDARY ENTRANCE
▨	EXISTING BUILDING TO REMAIN
▩	PROPOSED NEW CONSTRUCTION
▧	PROPOSED NEW DRIVEWAY
☼	EXISTING TREE TO REMAIN
☼	EXISTING TREE TO BE REMOVED
⊕	RWL RAIN WATER LEADERS



PROPERTY OWNER/PROJECT ADDRESS		APPLICANT/DESIGNER:			
George Mayo		Christine Brown, My House Designs			
974 Concession Street		444 Upper Gage Avenue			
Hamilton, Ontario		Hamilton, Ontario			
L8T 1A1		L8V 4H9			
SITE STATISTICS:		Former Hamilton 6593			
ZONING:		B			
LOT INFORMATION:		%	METRIC	IMPERIAL	
MIN. LOT AREA AS PER DEFINITION:			1100.00	11840.29	
EXIST. LOT AREA:			1978.77	21299.28	
MIN. FRONTAGE AS PER DEFINITION:			20.00	65.62	
EXIST. LOT FRONTAGE:			21.60	70.87	
SETBACK INFORMATION:					
MINIMUM FRONT YARD SETBACK:			12.00	39.37	
EXISTING:			37.29	122.34	
MINIMUM REAR YARD SETBACK:			9.00	29.53	
EXISTING:			36.69	120.37	
MIN. L. SIDEYARD SETBACK:			3.00	9.84	
EXISTING:			7.53	24.70	
MIN. R. SIDEYARD SETBACK:			3.00	9.84	
EXISTING:			0.71	2.33	
PROPOSED:			*COA*	0.71	2.33
GROSS FLOOR AREA:		%	METRIC	IMPERIAL	
EXIST. 1ST FLOOR AREA:			134.78	1450.80	
EXIST. 2ND FLOOR AREA:			112.75	1213.60	
PROP. ADD'L 2ND FLOOR AREA:			37.66	405.40	
PROP. LOFT FLOOR AREA:			25.95	279.30	
TOTAL PROP. FLOOR AREA:			311.14	3349.10	
COVERAGE CALCULATIONS:		%	METRIC	IMPERIAL	
EXIST. 1ST FLOOR AREA:			134.78	1450.80	
EXIST 2ND FLOOR OVERHANG AREA:			3.55	38.23	
EXIST. GARAGE/SHED AREA:			38.67	416.26	
EXISTING COVERAGE:			8.95%	177.01	1905.29
HEIGHT CALCULATIONS		%	METRIC	IMPERIAL	
MAX. ALLOWABLE HEIGHT:			11.00	36.09	
EXIST. HEIGHT:			6.52	21.39	
PROP. HEIGHT:			7.23	23.72	

3 SITE STATS
SP1.01 N.T.S.

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ADDRESS: 974 CONCESSION STREET
CITY: HAMILTON, ONTARIO, L8T 1A1

DRAWING TITLE:
SITE PLAN & SITE STATS

CHRISTINE BROWN
BCIN 37240

DRAWN: CB	SCALE: AS NOTED
DATE: Mar. 26, 22	SHEET: SP1.01
JOB NO.: 20-058	

1 SITE PLAN - OVERVIEW
SP1.01 1:500

2 SITE PLAN - BLOW-UP
SP1.01 1:200

MY HOUSE DESIGNS
BCIN 113120